



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Redevelopment Authority

Thursday, May 22, 2025

4:00 PM

Council Chambers

The meeting is conducted in person and virtually via the links below. To join the meeting click this link (or typing the URL in your web browser address bar):

<https://cityoflacrosse-org.zoom.us/j/86856083204?pwd=SHdPbGJuaFRUdUF6d3puRk4zZVN0QT09>

Meeting ID: 868 5608 3204; Passcode: RDA23; Dial by your location: +1-646-558-8656

If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing tranea@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

Call to Order

Roll Call

Approval of Minutes from the April 24th, 2025 meeting.

Election of Officers

Agenda Items:

[25-0613](#)

Project Status Update from F Street La Crosse (F Street Group).

Attachments: [La Crosse RSA - Garden Style Concept May 2025.pdf](#)

[25-0612](#)

Consideration and possible action on Temporary Work Space Permit and Temporary Access Road Agreement between the Redevelopment Authority, City of La Crosse and Northern Natural Gas Company.

Attachments: [Temporary Work Space Permit.pdf](#)

[Temporary Access Road Agreement.pdf](#)

[Temporary Street Privilege \(1\).pdf](#)

[NNG - City of Lacrosse WI - SI-COI - 5.19.2025.pdf](#)

[25-0568](#) Consideration and possible action on Mowing Services Agreement and request for funding source.

Attachments: [Mowing Services Agreement](#)

[Landscape Maintenance Estimating Packet with Estimates.pdf](#)

[24-1295](#) Monthly update from Project Manager on River Point District.

Attachments: [May 2025-Reduced2.pdf](#)

[25-0605](#) Monthly Financial Report for the Redevelopment Authority - May 2025.

Attachments: [May Financials.pdf](#)

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Redevelopment Authority Members: Adam Hatfield, Barb Janssen, Julie Henline, Gus Fimple, Karen Dunn, Michael Sigman, Ed Przytarski



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0613

Agenda Date: 5/22/2025

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: Status Update

Agenda Number:

GARDEN STYLE DEVELOPMENT

La Crosse River Point District

F Block



F STREET



TABLE OF CONTENTS

Project Driver

Project Description

Timeline

Incentive Request



Project Driver

This development aims to activate the streetscapes of the River Point District neighborhood and provide residents with a sense of community and togetherness.

The project intends to be a staple for the River Point District, attracting new residents for years to come.



F STREET

PROJECT DESCRIPTION

- **Building Program**

- Four 17-unit garden style buildings
- 68 Total Units
- 28 Private & Attached Garage Units
- Additional Outdoor Slab Parking Stalls

- **Amenities**

- Private Ingress & Egress
- Green Space & Central Park
- Activated Street-Scapes
- In-Unit Washer & Dryer
- Private Attached Garages



F STREET

GARDEN STYLE CONCEPT

- **Separate Entrances**

- No shared corridors and each resident has a private ingress and egress, providing residents with an increased sense of privacy and autonomy.
- Many units have private attached garage spaces

- **Enhanced Green Space**

- This style of building provides additional and more accessible green space for tenants, enhancing the single-family home feel.

- **Resident-Focused Community**

- Delivering units at a lower per-unit cost drives potential rents down for tenants.



NEIGHBORHOOD FOCUSED



Real life examples and renderings of this style of building that highlight F Street's two projects under construction in West Bend and Brown Deer. Both developments have at least one building currently open with additional buildings coming online throughout 2025.



Emree Apartments
West Bend, WI



Village 43
Brown Deer, WI



Other Renderings

PROJECT TIMELINE



F STREET

Thank You

We appreciate the consideration and look forward to helping develop the River Point District.

FSTREET.COM

SCOTT LURIE
(414) 405-1668
SCOTT@FSTREET.COM

JOSH LURIE
(414) 315-3190
JOSH@FSTREET.COM

NICK JUNG
(612) 810-7023
NICK@FSTREET.COM





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0612

Agenda Date: 5/22/2025

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: Request

W.O. No.: 01133417 - CAPGTR1000006971
Line No.: WIB 11901
Tract No.: LA 04, 05,06

TEMPORARY WORK SPACE PERMIT

KNOW ALL PERSONS BY THESE PRESENTS

That the undersigned, for Ten Dollars (\$10.00) and other good and valuable consideration received does hereby grant unto NORTHERN NATURAL GAS COMPANY, a Delaware corporation, its successors and assigns, hereinafter called "Grantee", an area approximately one-hundred and ninety-two (192') feet in width by three-hundred and thirty-eight (338') feet of temporary working space located on land described as follows:

Section 30 & 31 Township 16N Range 07W
Lacrosse County, Wisconsin
Parcel ID #: 17-20251-65, 17-20400-241, 17-20400-242
See Exhibit A

TO HAVE AND TO HOLD said Temporary Working Space unto Northern Natural Gas Company, its successors and assigns, for a period of **twenty-four (24) months** from the first day of occupancy.

And in consideration thereof, the parties agree:

- 1.) That Grantee, its successors and assigns, will pay to the then owners of said real estate and to any tenant or lessee thereof, as their respective interests may appear, any damage to fences, improvements, and growing crops which may be caused by the exercise of the rights hereby granted.
- 2.) That Grantee agrees to restore the property to its original condition as nearly as practicable upon completion of construction of the subject pipeline.
- 3.) That Grantor and Grantee agree that the term of the Permit can be extended after the **twenty-four (24) months** stated, for consecutive periods of 30 days each, upon giving the undersigned at least five (5) days prior notice before the end of the **twenty-four (24) month** period or any subsequent 30-day extension.
- 4.) That Grantee agrees to pay the undersigned the amount of \$100.00 for each 30-day extension after the initial **twenty-four (24) month** period has elapsed.

W.O. No.: 01133417 - CAPGTR1000006971
Line No.: WIB 11901
Tract No.: LA 04, 05,06

TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED, AND AGREES ANY SUCH ACTIONS MAY NOT IN ANY EVENT BE CONSOLIDATED TOGETHER.

The undersigned represent that the above described land is/is not rented for the year 2025.

Executed this _____ day of _____, 2025.

GRANTOR(S):

Print Name: Redevelopment Authority City of Lacrosse Print Name: City of Lacrosse

Stephen B. Sullivan

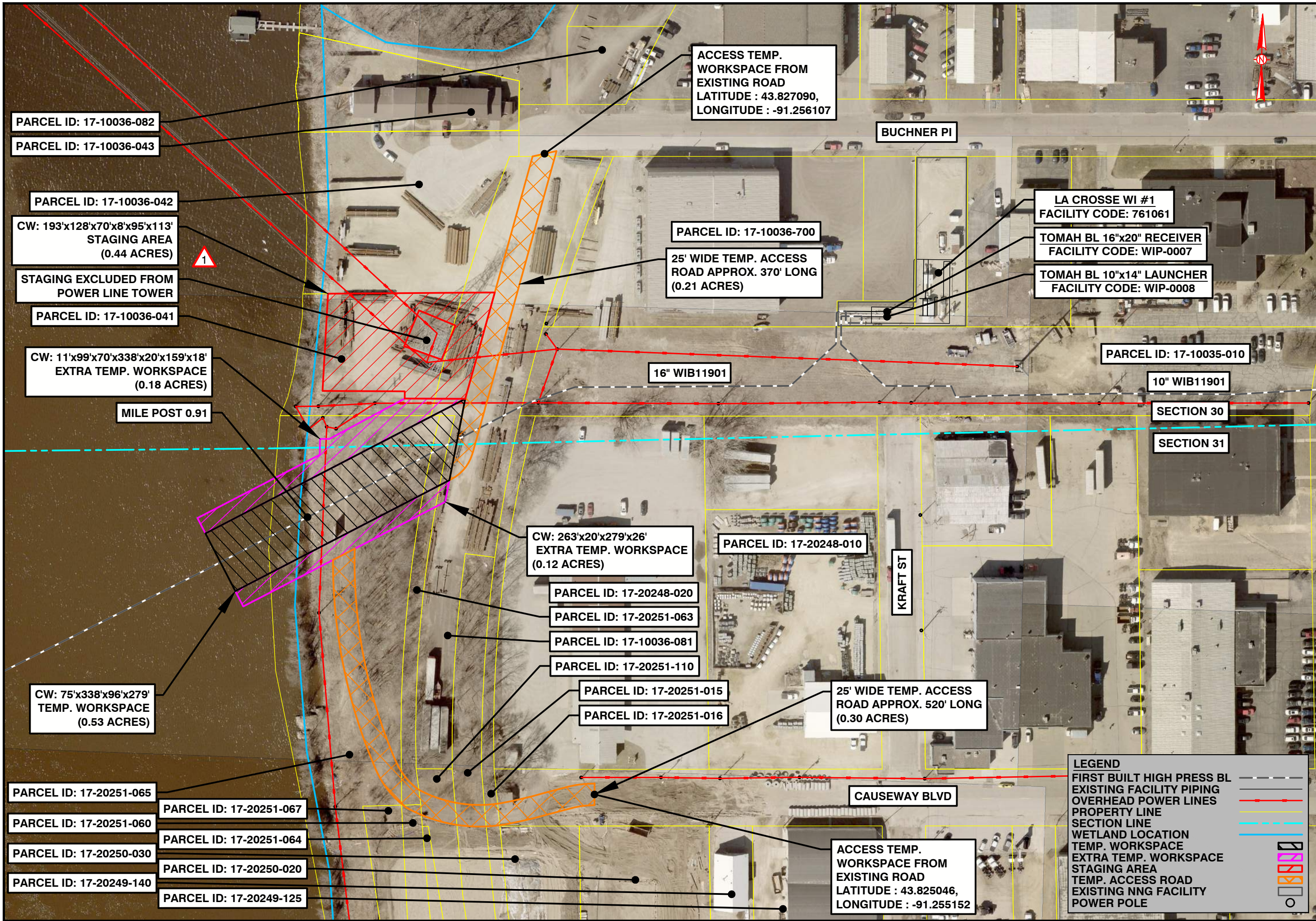
Right of Way Agent for Northern Natural Gas Company

In consideration of \$1.00 and other good and valuable consideration in hand paid, the undersigned tenant in possession of the real estate above described joins, to the extent of his interest, therein.

Signed this _____ day of _____, 20____.

TENANT:

Print Name _____



TEMPORARY ACCESS ROAD AGREEMENT

KNOW ALL PERSONS BY THESE PRESENTS:

That Redevelopment Authority City of Lacrosse and The City of Lacrosse (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, convey, and warrant, unto NORTHERN NATURAL GAS COMPANY, a Delaware corporation, with principal offices at 1111 South 103rd Street, Omaha, Nebraska 68124 (hereinafter referred to as "Grantee"), the right to construct, repair, maintain, replace, and remove an access road, which shall occupy an area approximately twenty-five (25') feet in width by five-hundred and twenty (520') feet in length upon the following described lands situated in the County of Lacrosse, and State of Wisconsin; to-wit:

Section 30 & 31 Township 16N Range 07W
Lacrosse County, Wisconsin
Parcel ID #: 17-20251-65, 17-20400-241, 17-20400-242
See Exhibit A

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, for a period of time not to exceed **twenty-four (24) months** from the date of commencement of construction of the pipeline to be constructed under the terms of the Pipeline Easement executed and recorded contemporaneously herewith. At the request of Grantor, their successors and assigns, Grantee shall execute and record a release of temporary access road agreement upon or after **twenty-four (24) months** from the date of commencement of the pipeline construction.

Grantee agrees to restore the property to its original condition as nearly as practicable upon completion of construction of the subject pipeline.

Grantee shall at all times indemnify, protect, and hold harmless Grantor from any and all loss, damage, claims, or liabilities legally established arising out of or growing from the construction, maintenance, and removal of said access road.

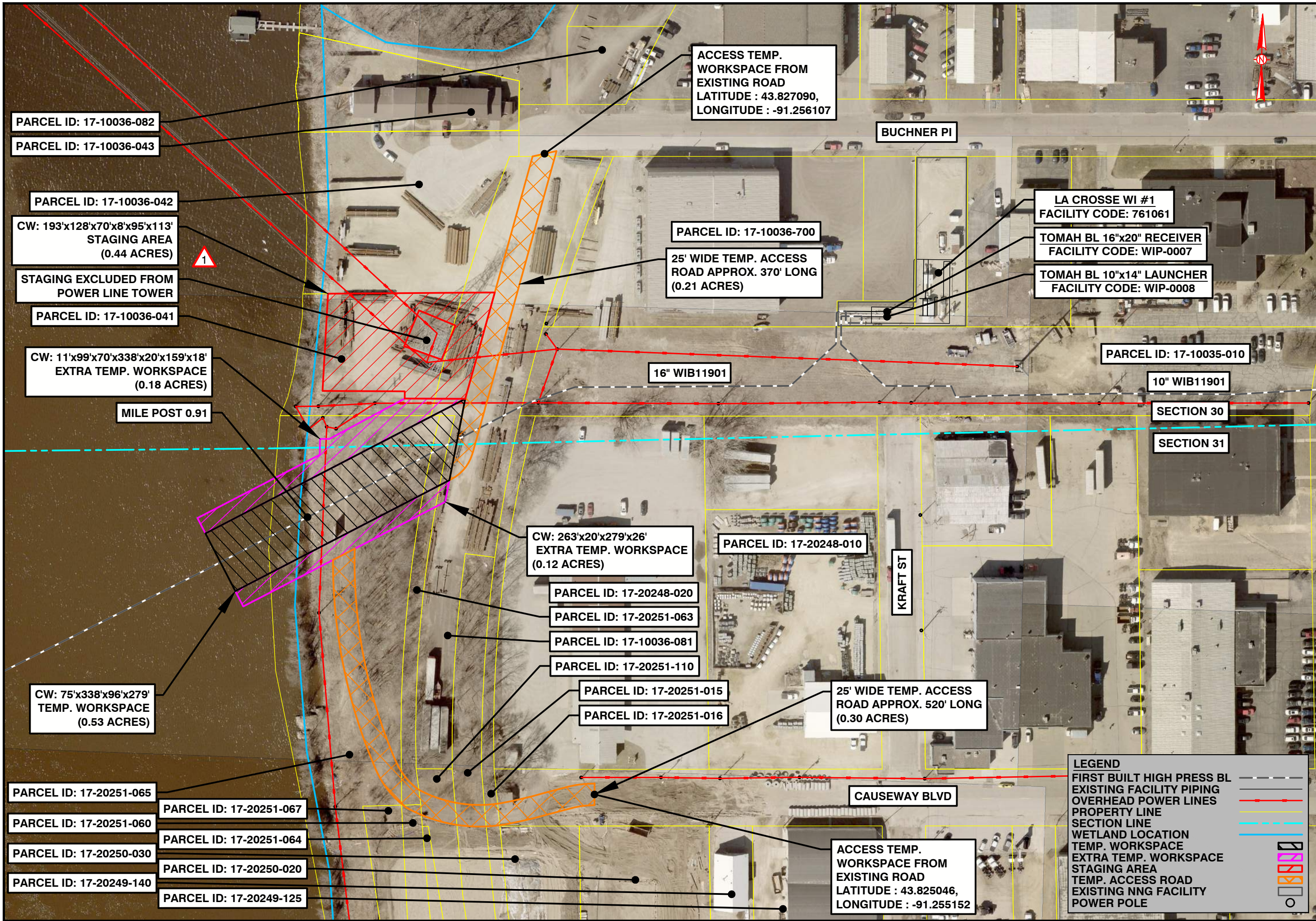
TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED, AND AGREES ANY SUCH ACTIONS MAY NOT IN ANY EVENT BE CONSOLIDATED TOGETHER.

Signed and delivered this _____ day of _____, 2025.

GRANTOR(S):

Print Name: Redevelopment Authority City of Lacrosse

Print Name: City of Lacrosse



PARCEL ID: 17-10036-082

PARCEL ID: 17-10036-043

PARCEL ID: 17-10036-042

CW: 193'x128'x70'x8'x95'x113'
STAGING AREA
(0.44 ACRES)

STAGING EXCLUDED FROM
POWER LINE TOWER

PARCEL ID: 17-10036-041

CW: 11'x99'x70'x338'x20'x159'x18'
EXTRA TEMP. WORKSPACE
(0.18 ACRES)

MILE POST 0.91

CW: 75'x338'x96'x279'
TEMP. WORKSPACE
(0.53 ACRES)

PARCEL ID: 17-20251-065

PARCEL ID: 17-20251-067

PARCEL ID: 17-20251-060

PARCEL ID: 17-20251-064

PARCEL ID: 17-20250-030

PARCEL ID: 17-20250-020

PARCEL ID: 17-20249-140

PARCEL ID: 17-20249-125

ACCESS TEMP.
WORKSPACE FROM
EXISTING ROAD
LATITUDE : 43.827090,
LONGITUDE : -91.256107

PARCEL ID: 17-10036-700

25' WIDE TEMP. ACCESS
ROAD APPROX. 370' LONG
(0.21 ACRES)

16" WIB11901

CW: 263'x20'x279'x26'
EXTRA TEMP. WORKSPACE
(0.12 ACRES)

PARCEL ID: 17-20248-020

PARCEL ID: 17-20251-063

PARCEL ID: 17-10036-081

PARCEL ID: 17-20251-110

PARCEL ID: 17-20251-015

PARCEL ID: 17-20251-016

25' WIDE TEMP. ACCESS
ROAD APPROX. 520' LONG
(0.30 ACRES)

PARCEL ID: 17-20248-010

KRAFT ST

CAUSEWAY BLVD

ACCESS TEMP.
WORKSPACE FROM
EXISTING ROAD
LATITUDE : 43.825046,
LONGITUDE : -91.255152

BUCHNER PI

LA CROSSE WI #1
FACILITY CODE: 761061

TOMAH BL 16"x20" RECEIVER
FACILITY CODE: WIP-0007

TOMAH BL 10"x14" LAUNCHER
FACILITY CODE: WIP-0008

PARCEL ID: 17-10035-010

10" WIB11901

SECTION 30

SECTION 31

LEGEND

FIRST BUILT HIGH PRESS BL	---
EXISTING FACILITY PIPING	---
OVERHEAD POWER LINES	---
PROPERTY LINE	---
SECTION LINE	---
WETLAND LOCATION	---
TEMP. WORKSPACE	---
EXTRA TEMP. WORKSPACE	---
STAGING AREA	---
TEMP. ACCESS ROAD	---
EXISTING NNG FACILITY	---
POWER POLE	---



TEMPORARY STREET PRIVILEGE PERMIT

Engineering Dept. • Phone: (608) 789-7505 • Fax: (608) 789-8184
<http://www.cityoflacrosse.org> engineering@cityoflacrosse.org

Permit No:

Date: 05/16/2025

STATUS:

Permit Type:

Parcel ID:

Name: Northern Natural Gas
Address: 1120 Centre Point drive suite 400 Mendota Heights MN 55120
City: Mendota Heights State: Minnesota Zip Code: 55120
Phone: (952) 212 3574 Cell: (952) 212 3574 Fax: Email: ssullivan@prosourcectech.com
Vehicle License Number (If Applicable): NA Tag #: NA

Location: PID: 17-20251-065, 17-20400-242, 17-20400-241, 17-10036-041, 17-10036-081
Area to be occupied: x Traffic Lane(s) Parking Lane(s) Boulevard Sidewalk Alley
Purpose for permit: Access from Buchner street and Causeway Blvd into temporary workspace and easement area.
Additional Conditions:

Start Date: 08/01/2025

End Date: 09/30/2025

Invoice #: Fee: \$
(\$35.00 first 5 days, \$2.00 each additional day)

Permit issued by:

Comments:

No excavation or active construction occurring in public road right of way. Northern Natural Gas crew and contractor will be using access from Buchner street and Causeway Blvd to access workspace.

The undersigned understands and agrees to the following: 1) The permitted work shall comply with all permit provisions and conditions listed on and attached to this form; 2) That insurance requirements shall be met prior to approval either by submitting information with application or by keeping current information on file with the Engineering Dept.; 3) The applicant shall contact City Dispatch and the City Traffic Engineer 24 hours prior to the closure of any traffic lanes and shall provide an estimate of the duration of the closure. Temporary traffic control shall be provided and maintained by the applicant and shall comply with Part 6 of the *Manual on Uniform Traffic Control Devices (MUTCD)*.

Note: Once invoiced, application fees may not be refunded. Details of permit, including dates, may be modified with approval of the Engineering Department.

Stephen B. Sullivan
(PRINT) AUTHORIZED REPRESENTATIVE

ROW Agent
TITLE

05/16/2025
DATE

(SIGN) AUTHORIZED REPRESENTATIVE

TITLE

05/16/2025
DATE



CITY OF LA CROSSE
ENGINEERING DEPARTMENT
400 LA CROSSE ST
LA CROSSE, WI 54601-3396
PHONE: 608-789-7505
FAX: 608-789-8184

Temporary Street Privilege Permit Factsheet

- **When is permit needed**
 - Use of streets, alleys, sidewalks, or other public ways or places of the city for purpose of impeding from construction, reconstruction, maintenance, repair or demolition
- **Cost**
 - First five days \$35. \$2 for each additional day
- **Condition of occupancy**
 - Obstruction less than 1/3 of street or alley
 - Sufficiently lighted at night
 - Sidewalk traffic not interrupted
 - Continuous construction or demolition
- **Temporary Traffic Control Plan**
 - Temporary traffic control shall be provided and maintained by the applicant and shall comply with Part 6 of the Manual on Uniform Traffic Control Devices
- **Cash deposit**
 - Deposit required if city-owned facilities to be moved or replaced
- **Insurance**
 - Required public liability insurance no less than \$100,000 each person, \$300,000 each accident for bodily injury and \$100,000 for property damage listing the City of La Crosse as additional insureds
- **Bonds**
 - Damage likely to streets, alley, sidewalk, or other property will require a bond



May 19, 2025

CITY OF LACROSSE
ENGINEERING DEPARTMENT
400 LA CROSEE ST
LA CROSSE, WI 54601-3396

RE: Evidence of Coverage – Permit
Northern Natural Gas Company

To Whom It May Concern:

One of Berkshire Hathaway Energy entities has been requested to supply you with evidence of insurance coverage. This is to advise that Berkshire Hathaway Energy and its subsidiaries have a self-insured retention that is in excess of the limits of coverage you are requesting.

Accordingly, we trust that Berkshire Hathaway Energy's financial strength will suffice to provide you the assurance needed with any agreement Berkshire Hathaway Energy has with you. Should you have any questions concerning insurance information required, please contact the undersigned.

Sincerely,

A handwritten signature in blue ink that reads "Carmen C. Padgett".

Carmen C. Padgett
Corporate Insurance Specialist
Carmen.Padgett@bhegts.com

Encl.



CERTIFICATE of SELF-INSURANCE / FINANCIAL RESPONSIBILITY

ISSUED BY: **BERKSHIRE HATHAWAY ENERGY**
Attn: Risk & Insurance Management
1615 Locust Street, Des Moines, Iowa 50309
P.O. Box 657, Des Moines, Iowa 50306-0657
803-730-4810

This statement is to certify that **NORTHERN NATURAL GAS COMPANY**, a Berkshire Hathaway Energy entity, maintains financial resources available to pay losses, either fully self-insured, or through a combination of self-insured and commercially insured funds, in amounts not less than stated as follows:

Type of Coverage or Self-Insured Peril	Amount
<i>GENERAL LIABILITY</i>	Not less than
Premises & Operations	\$1,000,000/occurrence
Products & Completed Operations	
Contractual Liability	
Additional Insured	

This certification shall remain valid and reliable unless specifically rescinded in writing by the undersigned or other qualified representative of **NORTHERN NATURAL GAS COMPANY**. Further, this certification is for the sole information of the certificate holder depicted below and no other. This is informational only and confers no rights upon the certificate holder nor any specific obligation upon the issuer.

CERTIFICATE HOLDER: **CITY OF LA CROSSE**
ENGINEERING DEPARTMENT
400 LA CROSSE ST
LA CROSSE, WI 54601-3396

Carmen C. Padgett

By: Carmen C. Padgett – Corporate Insurance Specialist

Date: May 19, 2025



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0568

Agenda Date: 5/22/2025

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: General Item

Agenda Number:

**MOWING SERVICES AGREEMENT BETWEEN
THE CITY OF LA CROSSE REDEVELOPMENT AUTHORITY
AND
Greg's Lawn Mowing Service LLC**

This Agreement is entered into this 2 day of May, 2025, between the **City of La Crosse**, Redevelopment Authority, a Wisconsin municipal corporation with offices located at 400 La Crosse Street, La Crosse, Wisconsin 54601 ("**City**"), and Greg's Lawn Mowing Service LLC, with offices located at 2008 22nd Street S _ ("**Contracting Party**").

WITNESSETH:

Whereas, the City Redevelopment Authority has certain property that requires lawn mowing and other services at certain times during the year, and desires to enter into an agreement concerning such services, and

Whereas, the Contracting Party desires to provide lawn mowing and other services to the City Redevelopment Authority pursuant to the terms and conditions set forth in this Agreement, the City's Standard Terms and Conditions, the Request for Quotations – 2025 Mowing Services, dated February 3, 2025; any addendums and additions, and any negotiated extensions as allowed and approved by the City of La Crosse Redevelopment Authority.

Whereas, the City Redevelopment Authority and Contracting party wish to set forth in this agreement their respective commitments, understands, rights and obligations as more fully described herein.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein exchanged, and other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties hereto agree as follows:

1. Services. Contracting Party shall provide the City Redevelopment Authority with lawn mowing and other services at City properties listed in the Request for Quotations (attached entitled River Point District Landscape Maintenance Exhibits). Frequency of mowing shall be as indicated in the Bid Proposal for one to two times per month. Contracting Party will further provide all services specified on the Request for Quotations and pursuant to the terms and conditions set forth in this Agreement, the City's Standard Terms and Conditions, and the Request for Quotations, which are attached to and incorporated into this Agreement.

2. Rates. City Redevelopment Authority will pay the Contractor at the rates as set forth in attached site list(s), which is attached to and incorporated into this Agreement.

3. Invoices. Invoices will be submitted monthly. Invoices are payable within forty-five (45) days of receipt at the address set forth on the invoice.

**MOWING SERVICES AGREEMENT BETWEEN
THE CITY OF LA CROSSE REDEVELOPMENT AUTHORITY
AND
Greg's Lawn Mowing Service LLC**

4. Term. The term of the Agreement shall be from the period of May 1, 2025 through October 31, 2025, unless terminated earlier by the City of La Crosse Redevelopment Authority as allowed by the Request For Quotations or extended by mutual agreement of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day, month and year set forth above.

CITY OF LA CROSSE REDEVELOPMENT AUTHORITY :

GREG'S LAWN MOWING SERVICE LLC:


Greg T. Fitzsimmons
5-2-25



River Point District

La Crosse, Wisconsin

Landscape Maintenance Exhibits

Master Plan Landscape Guidance

River Point District Planned Development District

6.1 Organizing Principles

General Development Plan



FIGURE 6.1.1: General Development Plan

Master Plan Landscape Guidance-Aerial View

River Point District Planned Development District

- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT

RIVER POINT DISTRICT



6.5 Aerial image

Aerial facing North East capturing the River Point District's overall scale and relationship to the existing natural landscape.

- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT

6.0



Master Plan Outlots Landscape Guidance

River Point District Planned Development District

- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT

RIVER POINT DISTRICT

6.1 Organizing Principles

The River Point District is designed to highlight and incorporate the majestic elements of its natural setting. Green connections address public activity nodes and give a clear framework to the development's organizing principles.

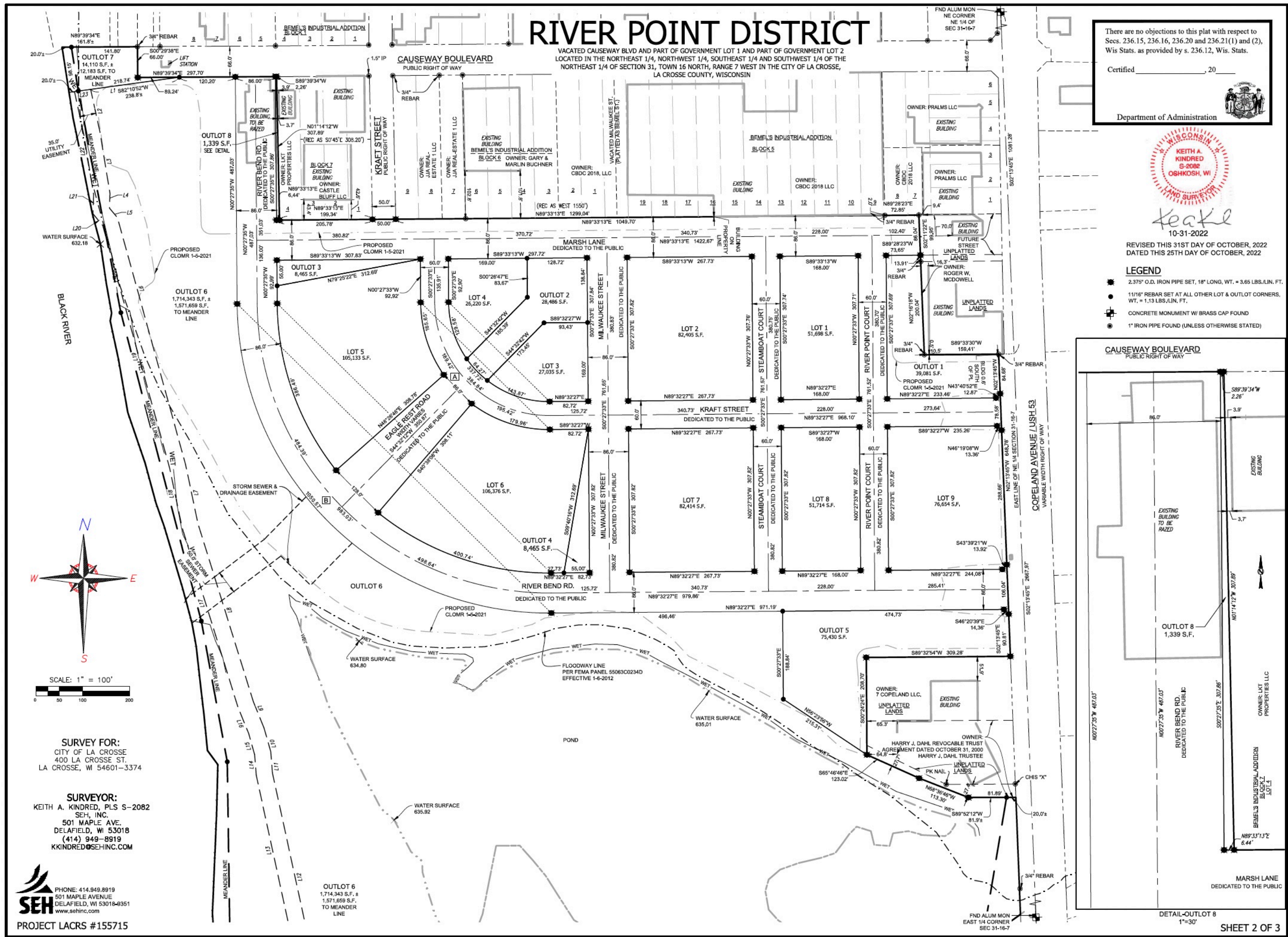


FIGURE 6.1.2: Green Connections & Public Activity Nodes

6.0 - FOR REFERENCE - INITIAL MASTERPLAN CONCEPT

Plat Details of Publicly Held Outlots

River Point District Planned Development District

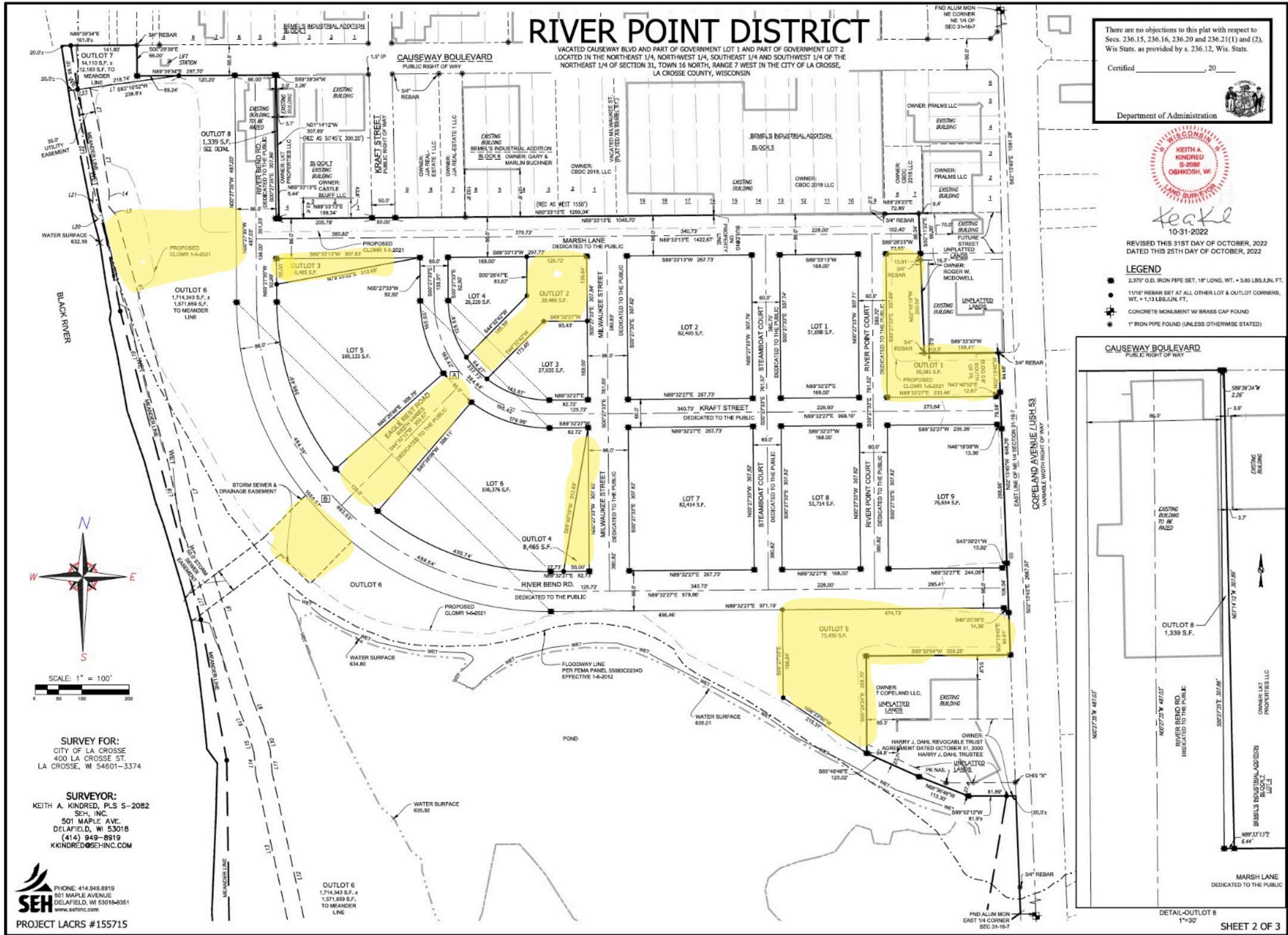


List of Outlots

1. Development Reserve near Fastenal
2. Diagonal Extension to Eagle Rest Road
3. Marsh Lane View Area
4. Milwaukee Street View Area
5. Development Area-360
6. Marsh Lane Extension at River
7. Causeway End at River
8. River Bend Sliver at Causweay
9. Stormwater Vault Cover
10. Shoreline Area (Parks)
11. Marsh Area (Parks)

Plat Details of Publicly Held Outlots-Areas for RDA Maintenance Contract

River Point District Planned Development District



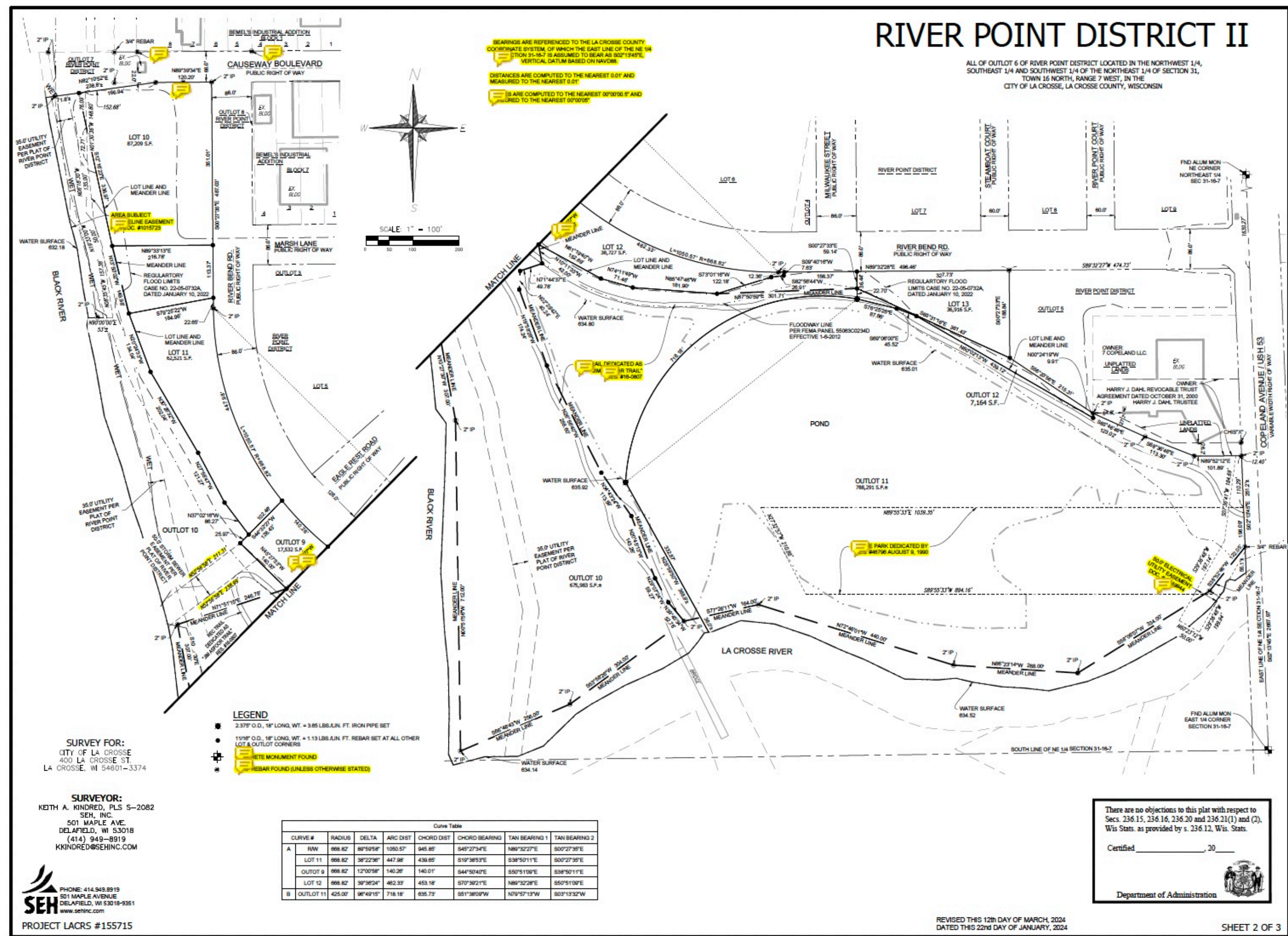
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9. Stormwater Vault Cover
10. Shoreline Area (Parks)
11. Marsh Area (Parks)

RDA Landscape Maintenance Areas

Plat Details of Publicly Held Outlots

River Point District Planned Development District



Plat Details of Publicly Held Outlots

Table of Outlot Landscaping Details

Outlot	Description	Square Footage	Acreage	Pavement	Landscape Area
1*	Development Area-Adjacent to McDowell	39,081	.89	N/A	Turf/Stabilization Only
2	Diagonal Extension to Eagle Rest Road and Eagle Rest Road Median	34,280 +/-	.78	700' or 4,200sf	Turf with some street trees
3	Marsh Lane View Area	8,465	.19	280' or 1,680 sf	Turf with some street trees
4	Milwaukee Street View Area	8,465	.19	280' or 1,680 sf	Turf with some street trees
5*	Development Area-360 Real Estate	Under Option			
6	Marsh Lane Extension at River	24.408	.56	700' or 4,200sf	Turf with some street trees
7**	Causeway End at River	Lift Station-Streets			
8**	River Bend Sliver at Causeway	Right of Way Sliver-Streets			
9	Stormwater Vault Cover	17,532	.40	400' or 2,400 sf	Turf with some street trees and approximately 60 shrubs
10***	Shoreline Area-Trail	Parks			
11***	Marsh Area-Trail	Parks			

Note:

See highlighted map on page 6 for the areas shown in this table (outlots 2, 3, 4, 6 and 9) requiring a maintenence estimate.

*Denotes area of impending development which may have temporary stabilization turf and may require mowing only

**Denotes area outside of RDA maintenance contract cared for by Streets

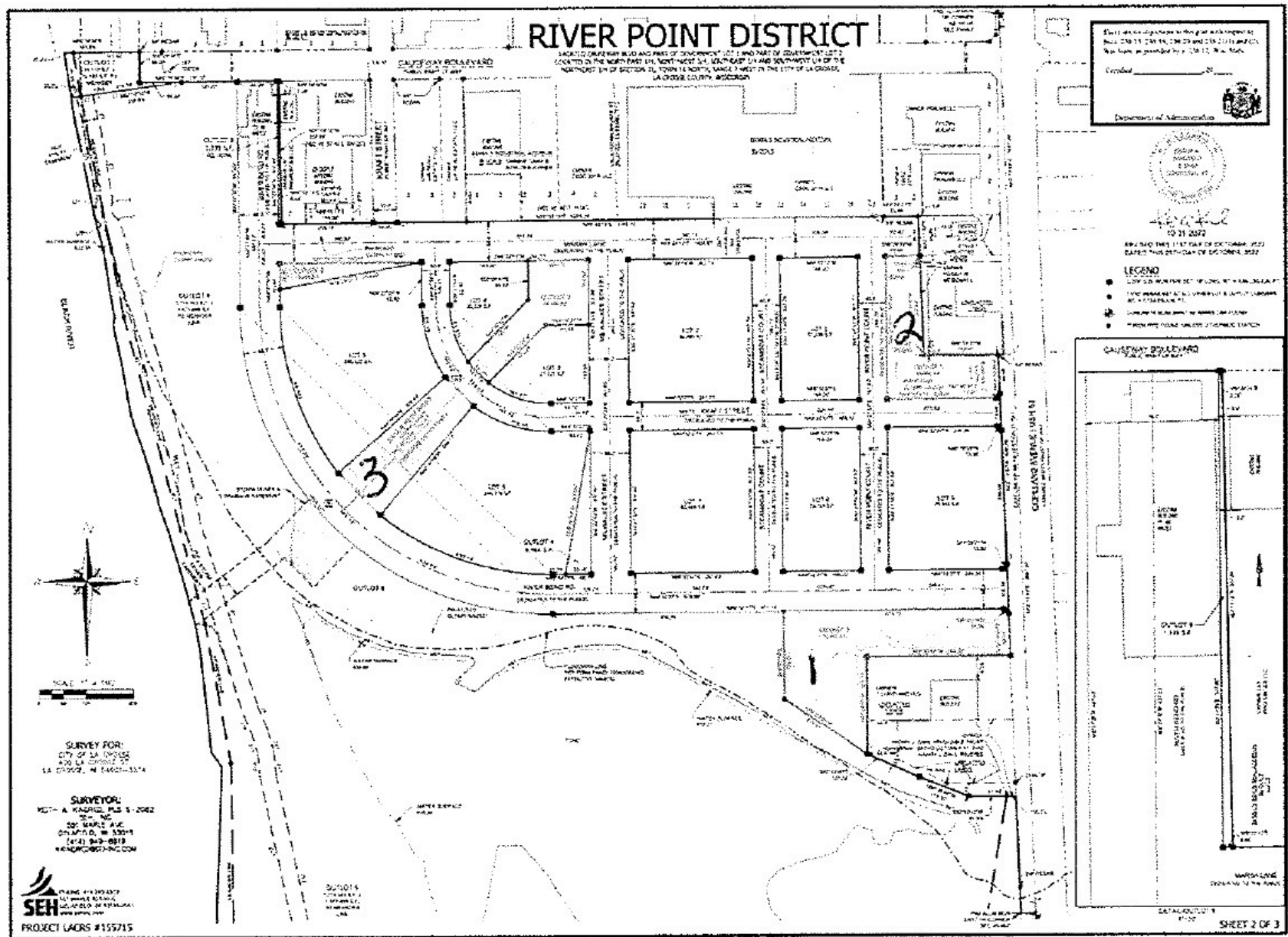
***Denotes area within park trail cared for by Parks

La Crosse Lawn Care

\$120.00/mo-mowing
RDA common areas

Plat Details of Publicly Held Outlots-Areas for RDA Maintenance Contract

River Point District Planned Development District





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-1295

Agenda Date: 9/26/2024

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: Status Update

Agenda Number:



War Eagle Progress and the Lofts at River Point District Underway, May 2025

River Point District

Project Management Report-May, 2025

JBG Planning LLC

Contents

Project Management Update-May, 2025

Section 1.

A. Monthly activity summary divided into categories; public infrastructure, investor/developer activity, partnerships activity, financial highlights, design or PDD reviews

Section 2.

- A. Analysis of challenges and opportunities narrative
- B. Future/existing potential funding solutions and strategies
- C. Partnership solutions and strategies
- D. Ongoing investor/developer contacts/communications
- E. Public/media relations and communications updates
- F. Map panel showing investor activity and Architectural Imagery

Section 3.

A. Map Panel showing future infrastructure phasing and project schedules

Section 4.

A. Metrics tracking and project impact per phase/project

Monthly Construction Activity Summary

- Pavers are complete except for the end of Marsh Lane. About 20 pallets remain and may be used in reserve or offered to developers for use in landscaping.
- Topsoil has been placed on medians and right of way areas.
- Manhole work has been completed
- Tree cells are being prepared
- Pavers are expected to be complete by June 15 for remaining work on Marsh Lane.
- Miscellaneous site cleaning is underway

Monthly Activity Summary

Investor/developer activity

Since last RDA Meeting:

1. Coordination with RyKey on Lots 8 and 9
3. Coordination with 360 Real Estate on 2025 Schedule
3. Coordination with Roush on 2025 Schedules and possible shift in first phase
4. Contact with F Street on revised plans (May meeting)-Consideration of garden apartment concepts
5. Coordination on commercial tenant prospects with developers
6. Coordination on Renter Equity programs

Option Agreement status:

RyKey Lot 8 Sold

RyKey: -Extension approved for Lot 9 Gateway Commons for 12 months to July, 2025.

360: April 27-April 27, 2024 (12 months)-Approved a 12 month extension to August, 2025

F Street, 5th Extension approved to June 26, 2025-anticipate Spring construction commencement.

MSP, Sold and Completed (Ribbon Cutting Spring of 2025)

Red Earth/War Eagle: Closed and under construction

Red Earth, Lots 3 and 4 and 5: 12 month extension approved to September 26, 2025

Roush, Lot 2 Option Extended to July, 2025

Roush, April 25-October 2025 6 month first option on Lots 11 and 12

Partnership Activity

JBG Planning LLC has met with the following stakeholders:

- Fielding inquiries from interested investors and future residents
- Field progress photography
- Construction meetings with contractors and construction managers
- Telephone Inquiries from developer/investors
- Ongoing communications with new investor on Outlot 1 opportunity-Refinements for possible second round RFEI's
- Updating Smartsheet database on construction schedules
- Coordination on landscape maintenance contract
- Scheduled meeting with the La Crosse Area Builders Association this summer

Project Challenges and Opportunities

Analysis of challenges and opportunities narrative

Challenges:

1. Review with City Engineering/Public Works the implications of infrastructure ownership by the Redevelopment Authority short and long term
2. Unclassified excavation (contaminated soil) is always a potential cost challenge. Soil disposal costs \$75/cy at the La Crosse County Landfill. (Depending on concentration) and organics affecting the costs of footings/piers.
3. Anticipate the investment in the relocation and costs of the large electrical distribution line along the Black River frontage.
4. TIF application review and needs relative to city policy
5. Timing of projects given external factors such as financial, agency/environmental and supply chain issues including national economic policy impacts
6. Erosion control obligations after IGE contract is closed and ongoing outlot maintenance for publicly held outlets
7. Long Term Landscape Maintenance, Estimates Being Solicited

Opportunities:

8. Continue to market the development opportunities -Outlot 1 assembly, parcels 1
9. Costs of parks/recreation improvements should be coordinated with grant application opportunities
10. La Crosse Community Foundation Social Investment Interests
11. Potential for renter equity programs
12. Ground lease opportunities for RDA (to be discussed on case by case basis)
13. Public Private partnerships for Public Parking and/or programmable interior/exterior community spaces
14. Marina partners/leases
15. Discuss maintenance strategies to keep RPD looking good and possible future NID transition

Future/existing potential funding solutions and strategies. See

Smartsheet Funding Resource. Note: As the project is further evaluated, specific funding sources from this resource will be identified and pursued at the discretion of the RDA. Parks and Recreation improvements are a great candidate for third party funding.

Ongoing investor/developer contacts/communications

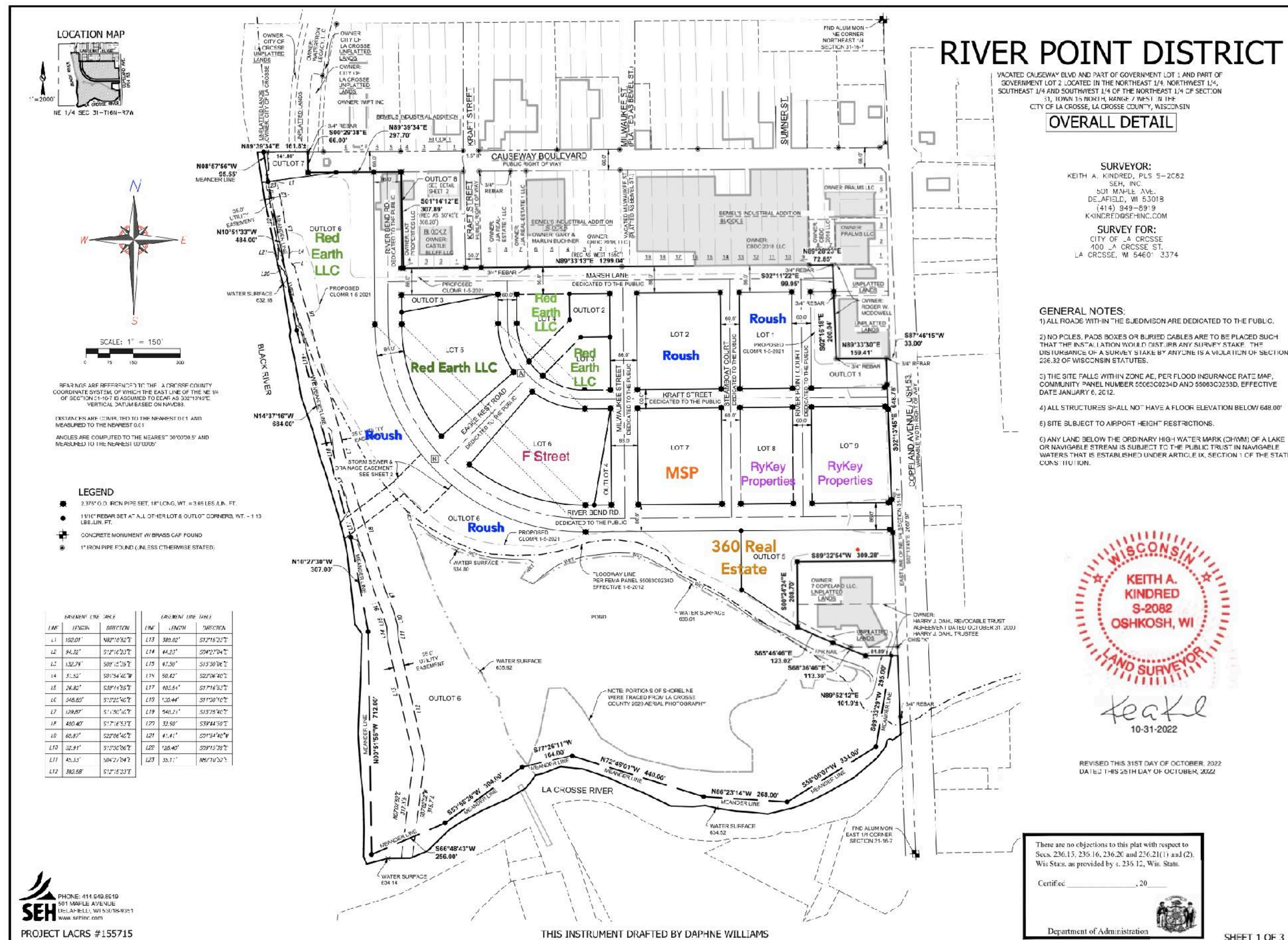
Meetings with both currently engaged investors and prospective investors are underway by JBG Planning LLC. Since some of these meetings involved RDA negotiations, communications on these meetings will need to be handled in closed session.

Public/media relations and communications updates

JBG Planning LLC is working with the City's PIO to address media inquiries and update media, which will include an immediate release section in each RDA report.

Investment Phases Map

Anticipated Private Investment Based on Current Option Agreements



Current Option Agreement Schedules:

Option Agreement status:

RyKey Lot 8 Sold

RyKey: -Extension approved for Lot 9 Gateway Commons for 12 months to **July, 2025.**

360: April 27-April 27, 2024 (12 months)-Approved a 12 month extension to August, 2025

F Street, 5th Extension approved to **June 26, 2025- anticipate Spring construction commencement.**

MSP, Sold and Completed (Ribbon Cutting Spring of 2025)

Red Earth/War Eagle: Closed and under construction

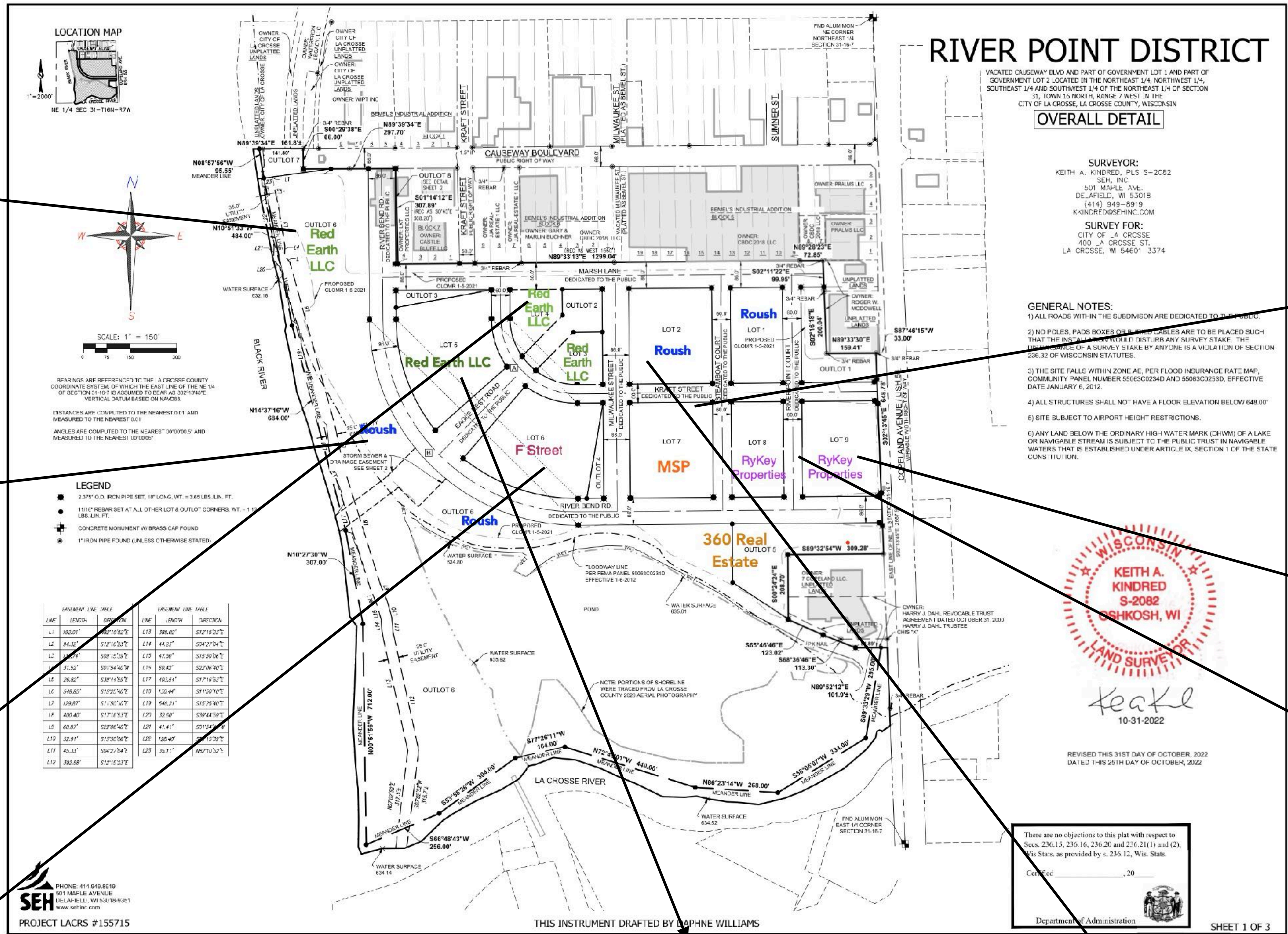
Red Earth, Lots 3 and 4 and 5: 12 month extension

approved to September 26, 2025

Roush, Lot 2 Option Extended to **July, 2025**

Roush, April 25-October 2025 6 month first option on Lots 11 and 12

Investment Character Reference-Current Options



2025 Housing and Space Proposed

River Point District, 2025

Housing Proposed by Parcel

Lot 8, RyKey Development:

52-1 bdrm
4-2 bdrm
56 Units

Lot 1 and 2-Roush

200 UNITS (ESTIMATED)
Undetermined Mix

Lot 3 and Lot 4, Red Earth LLC

18 Townhouse Condominium Units
All 3 bdrm units

LOT 5, Red Earth LLC

206 UNITS
16-Studio
36-1 bdrm
8-1 bdrm + den
32-2 bdrm
8 3 bdrm

LOT 6, F Street

164 UNITS + Commercial Space

LOT 7, MSP

- 68 1-BEDROOM UNITS
- 32 2-BEDROOM UNITS
- 100 UNITS TOTAL
TOWNHOUSES:
- 20 3-BEDROOM UNITS

Total: 120 UNITS TOTAL ON SITE.

LOT 9, RyKey Development

151 Units+ Commercial Space
123-1 bdrm and studio
20-2 bdrm
8-3 bdrm

LOT 10 War Eagle LLC

59 UNITS + 12K Commercial Space
22-1 Bdrm
6-1bdrm + den
11-2 bdrm
12-3bdrm

LOT 11, Roush

60 Units+6K Commercial Space
60-1 bdrm

LOT 12 Roush

36 Units+ 12K Commercial Space
36-1 bdrm

LOT 13 360 Real Estate

21 Units
21 studio units+ 12K Commercial Space

Outlot 5 360 Real Estate

92 Units
36 1 bdrm
28 2bdrm
28 Studio

Total Housing Units Proposed as of 02/29/2025

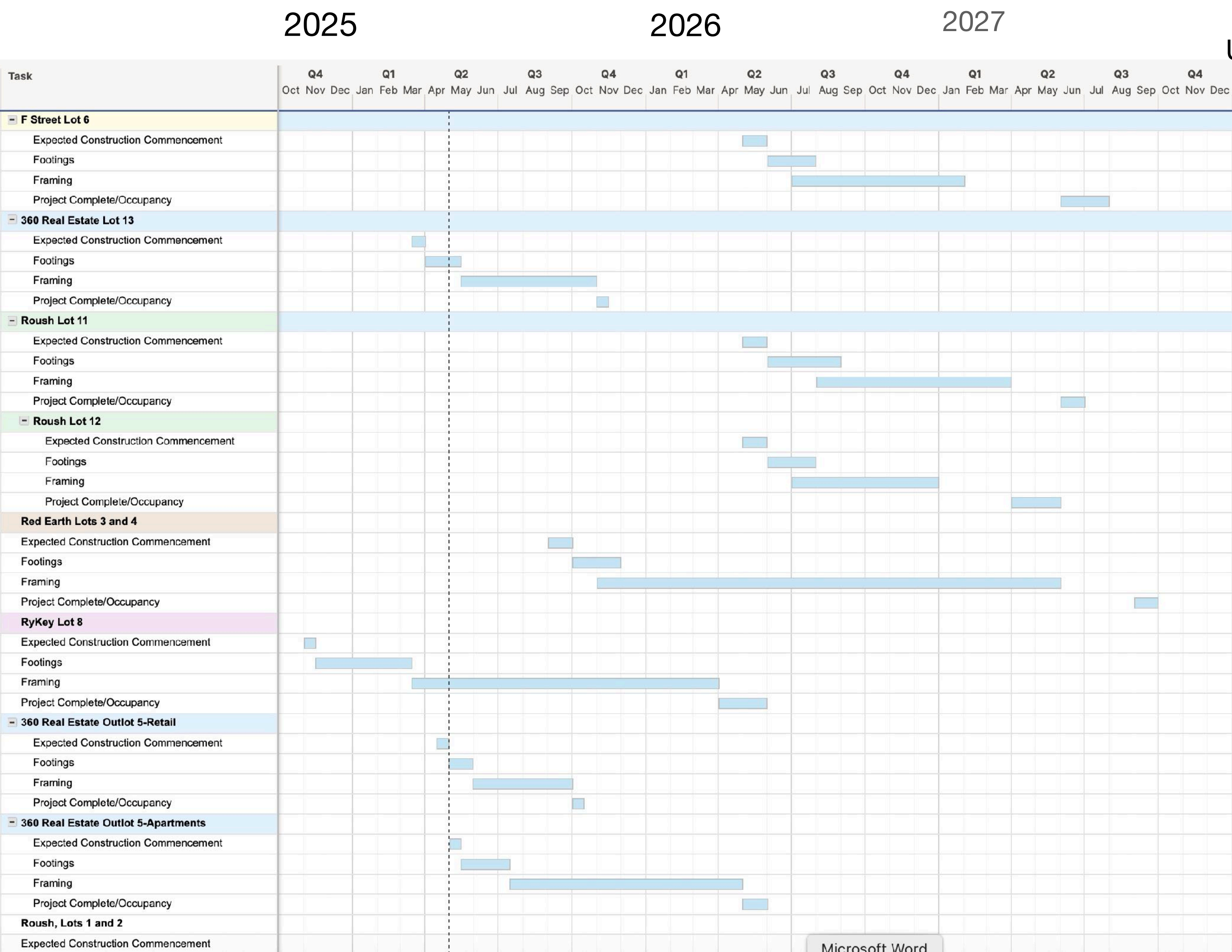
1,183 Units

Commercial Space Proposed

While we have some preliminary numbers on the mixed use buildings, the Square footages for commercial space are somewhat variable as developers negotiate with potential tenants for build-to-suit space



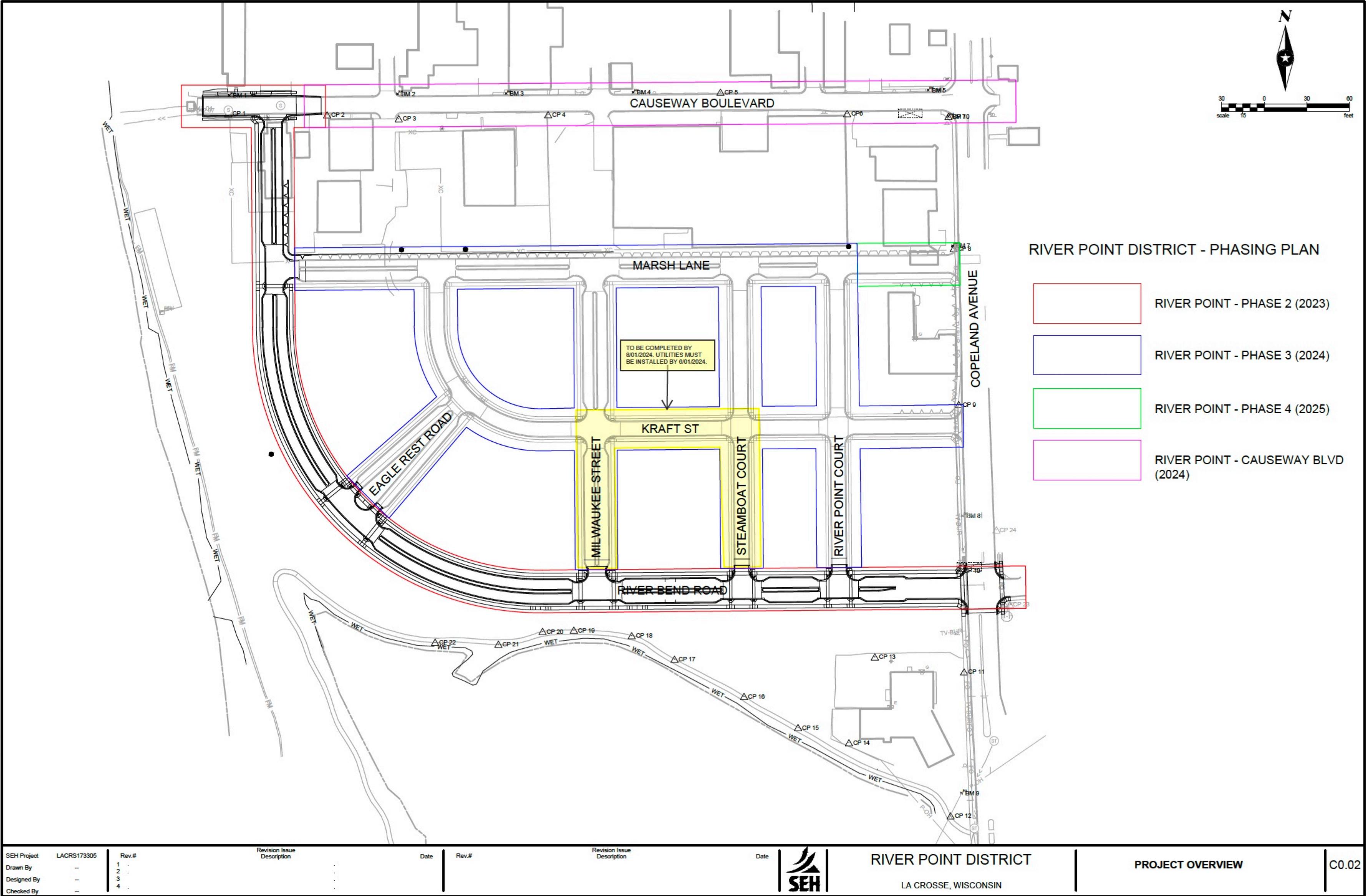
2025-2026 Anticipated Development Schedule



Units Coming Online by Month and Year

Occupancy Date	Project	Lot #	Units	Total Units By Year
12-2024	MSP Driftless Apartments	7	120 Total: - 68 1-BEDROOM UNITS - 32 2-BEDROOM UNITS	2024: 120 Units
11/2025	360 Real Estate	Lot 13	21 Units 21 studio units+ 12K Commercial Space	2025: 21 Units
03/2026	Red Earth Condominiums	Lots 3 and 4	18 Townhouse Condominium Units All 3 bdrm units	
04/2026	RyKey The Lofts at River Point	Lot 8	59 Units 56-1 bdrm 3-2 bdrm	
05/2026	360 Real Estate	Outlot 5	92 Units 36 1 bdrm 28 2bdrm	
06/2026	Roush	Lot 11	60 Units+6K Commercial Space 60-1 bdrm	
07/2026	Roush	Lot 12	36 Units+ 12K Commercial Space 36-1 bdrm	
07/2026	F Street	Lot 7	164 UNITS + Commercial Space	2026: 411 Units + 18 Condominiums
08/2027	RyKey	Lot 9	159 Units+ Commercial Space 126-1 bdrm and studio	
09/2027	Roush	Lot 1 and 2	200 UNITS (ESTIMATED) Undetermined Mix	
09/2027	Red Earth	Lot 5	206 UNITS 16-Studio 36-1 bdrm	2027: 565 Units
N/A	Undetermined	Outlot 1/ McDowell	Undetermined	
				1,135

Infrastructure Phasing Map



This map depicts the planned infrastructure phasing as of December, 2023, however, these phases are subject to alteration depending on the action of the Redevelopment Authority of the City of La Crosse which may be precipitated by investment activity, funding opportunities or constraints, the contracting and construction climate, environmental variables, partnerships and general economic conditions.

Phase 1 (2023 Construction Season) is expected to require the entire 2023 construction season to complete with finalization by June 1, 2024.



Project Metrics

Social, Environmental, Economic and Cultural Outcomes by Project

JBG Planning LLC has developed a tool to assist the RDA in its decision making process for both public and private investment within the development. This tool provides guidance on quantifying project impacts using social, environmental, economic and cultural metrics.

See the Smartsheet tool.

Here are some examples of Metrics outlined by various developers proposing investment in River Point District:

1. How does the project relate to social investment in the City

The Merge River Point District development project meets several social sustainable performance indicators. The project will be a short walking distance of public parks, multiple greenspace areas, opportunities for water recreation, and will provide easy accessibility to the public recreation trail system. Throughout the River Point District bike lanes are included on the master plan which will serve as additional pathways to the above listed destinations. A designated tenant fitness area within the project which is currently a planned amenity. Lastly, the main level commercial space will allow for a multiple to socially beneficial businesses a place to operate.

2. How does the project achieve economic investment in the City

The Merge River Point District development project will increase the number of rentable units available to new and current residents of La Crosse. The project would have a direct positive effect on the jobs to housing ratio. Additionally, the ground floor commercial spaces will add locations for new or relocating businesses. The adding of jobs and housing will only benefit the future economic growth of La Crosse. Lastly, All Merge projects strive to provide high speed internet access to all tenants by partnering with local ISP providers.

3. How the project achieve environmental metrics in the City

All planned construction will meet and exceed minimum energy efficiency standards. Merge partners with 3rd pattern consultants to use Focus On Energy initiatives to ensure the highest level of building efficiencies. These upgrades in building insulation modeling, appliances, and mechanical systems all work cohesively to lower energy consumption and lower tenant utility costs. The development will incorporate mindful planning for stormwater runoff. Additional onsite detention and green spaces help alleviate the burden of added non-permeable surfaces. Adding new housing opportunities closer to residents' employment will allow for a reduction in greenhouse emissions.

4. Are there cultural offerings or metrics associated with the project?

The commercial space would be available to any and all potential businesses. These could include cultural focused companies that could provide additional services to the area.

For Immediate Release

1. The Lofts at River Point Commencing and War Eagle Fourth Floor Framed, May, 2025



Appendix

PDD General Land Use Map-Newly Revised

2.0 SPECIFIC DEVELOPMENT PLAN

2.2 Land Use Diagram

RIVER POINT DISTRICT

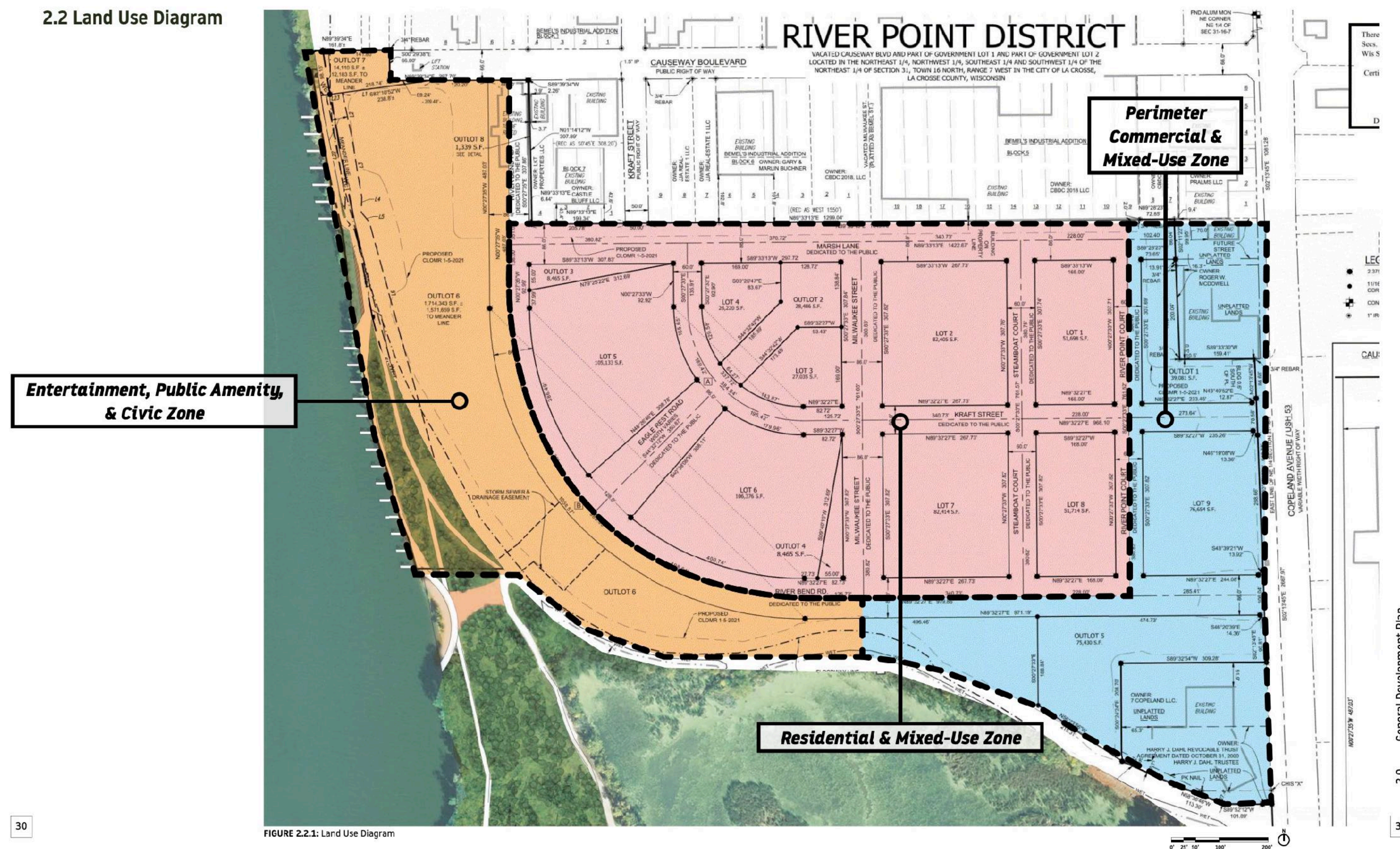


FIGURE 2.2.1: Land Use Diagram

Appendix

PDD General Land Use Map-Newly Revised

2.0 SPECIFIC DEVELOPMENT PLAN

RIVER POINT DISTRICT

2.3 Development Summary

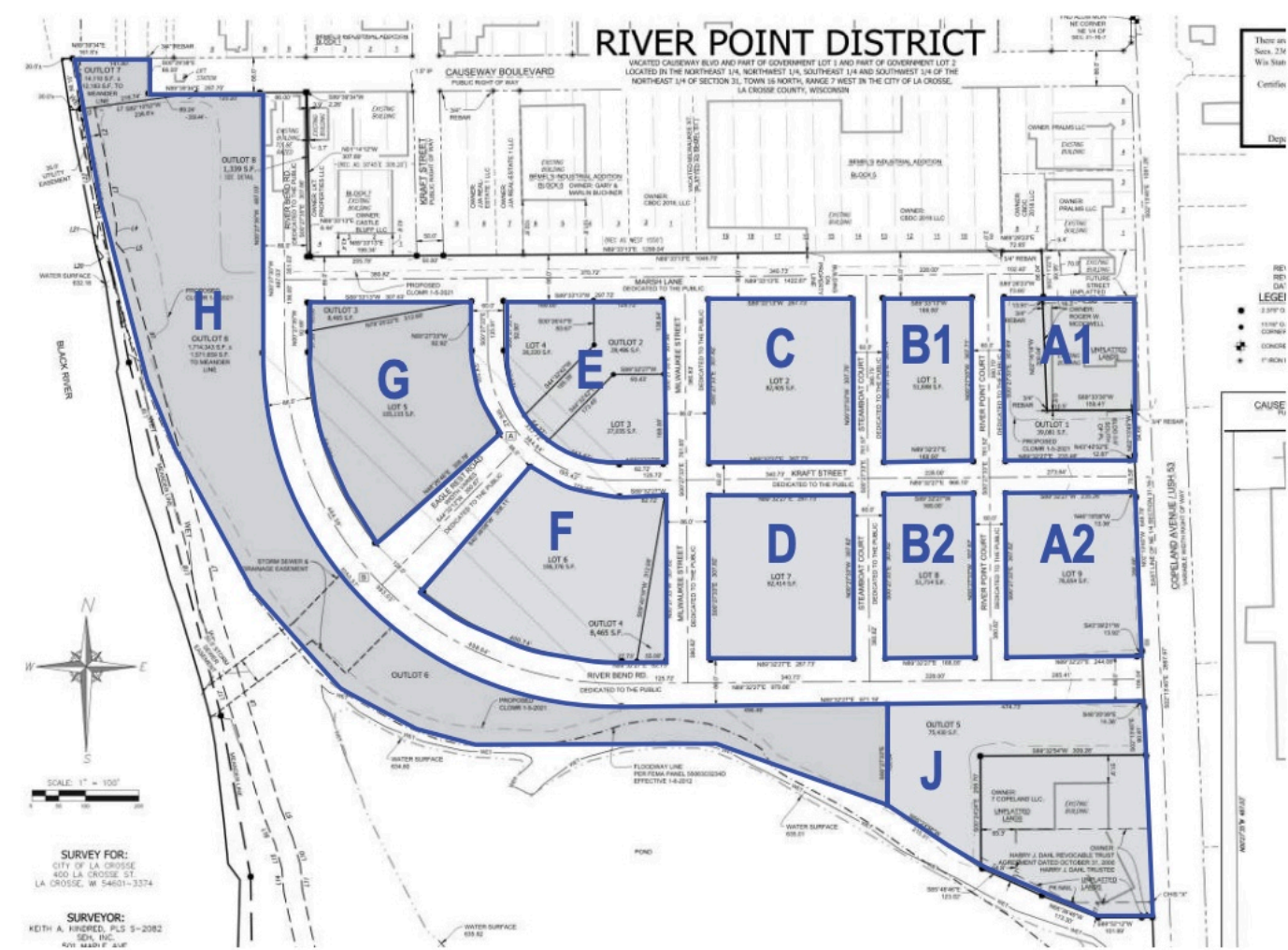
The development summary below outlines the approximate lot sizes, possible parking estimates, and potential building uses based on the conceptual masterplan illustrated in this PDD document. The below table in no way limits the use or size of individual buildings within the masterplan.

TABLE 2.3.1: Development Summary

Lot or Outlot	Approximate Square Footage	Approximate Acreage	Description
ZONE A1 - Perimeter Commercial & Mixed-Use Zone			
OUTLOT 1	39,081	0.90	Zone A1 allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. Building height in Zone A1 shall be a minimum of 2 stories.
ZONE A2 - Perimeter Commercial & Mixed-Use Zone			
LOT 9	76654	1.76	Zone A2 allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. Building height in Zone A2 shall be a minimum of 2 stories.
ZONE B1 - Residential & Mixed Use Zone			
LOT 1	51,698	1.19	
ZONE B2 - Residential & Mixed Use Zone			
LOT 8	51,714	1.19	
ZONE C - Residential & Mixed Use Zone			
LOT 2	82405	1.89	
ZONE D - Residential & Mixed Use Zone			
LOT 7	82414	1.89	
ZONE E - Residential & Mixed Use Zone			
OUTLOT 2	28486	0.65	
LOT 3	27035	0.62	
LOT 4	26220	0.60	
ZONE F - Residential & Mixed Use Zone			
LOT 6	106376	2.44	
OUTLOT 4	8465	0.19	
ZONE G - Residential & Mixed Use Zone			
LOT 5	105133	2.41	
OUTLOT 3	8465	0.19	
ZONE H - Entertainment, Public Amenity, & Civic Zone			
OUTLOT 6	1714343	39.36	Entertainment, Public Amenity, & Civic. Mixed Use opportunities. Multi family residential above retail.
OUTLOT 7	14110	0.32	
ZONE J - Perimeter Commercial & Mixed-Use Zone			
OUTLOT 5	75430	1.73	Zone J allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. Building height in Zone J shall be a minimum of 2 stories.
TOTAL		57.35	

*Acreages shown do not include public roadways or public green spaces.

FIGURE 2.3.2: Site plan with labeled zones corresponding to the development summary.



General Development Plan

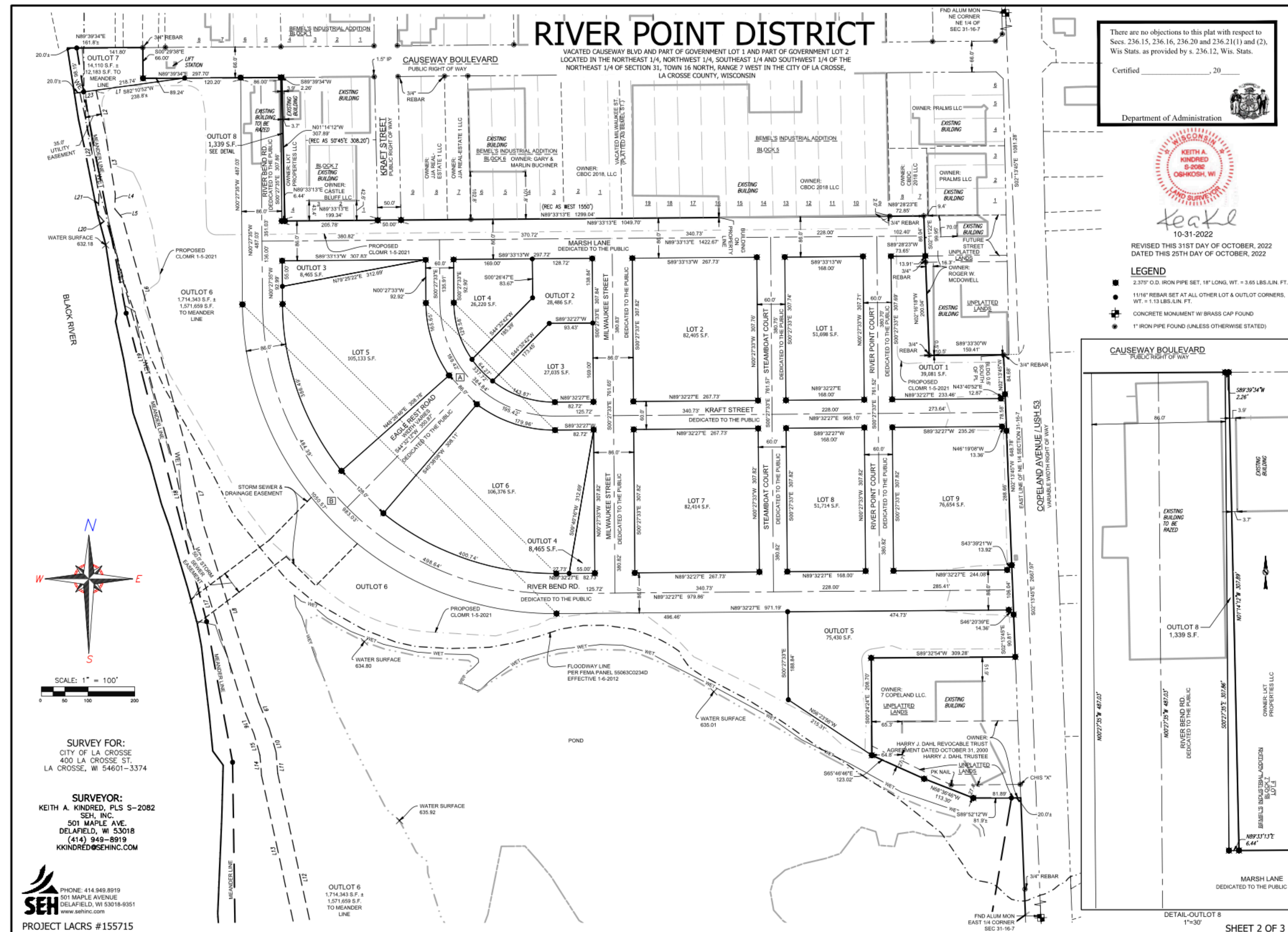
Appendix

PDD Master Plan-Reference Parcel Map

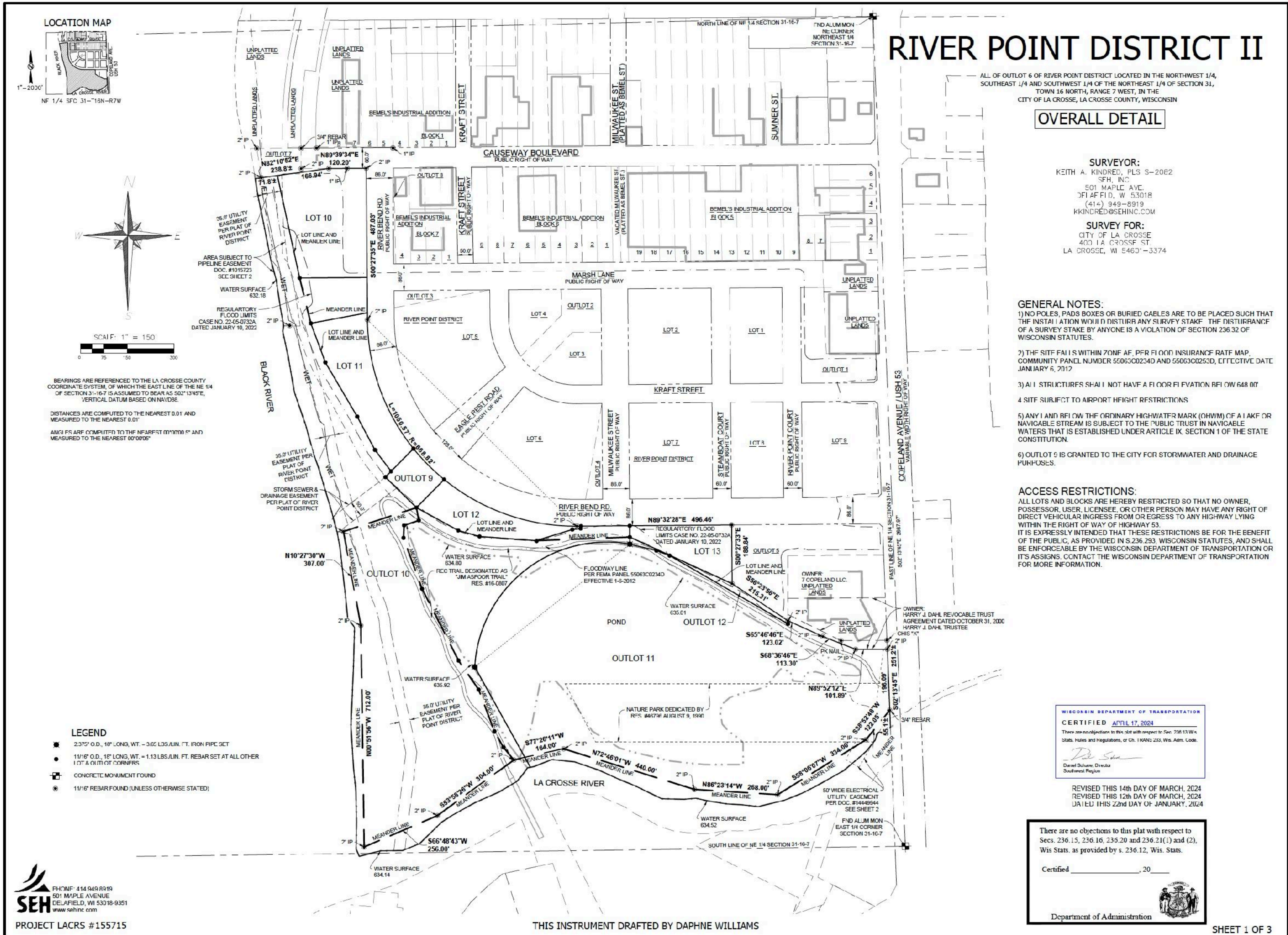
FIGURE 2.3.1: Site plan with labeled zones corresponding to the development summary.



Appendix-Plat Lot Size Map



Appendix-River Point District II Plat



RyKey's Lofts at River Point, Lot 8

Appendix-Non Exclusive Option Language

Delay Termination. The RDA reserves the right to review proposals from other investors on parcel_____. Should a viable proposal be brought forward by another developer, the RDA may, in its discretion, inform the current option holder of the alternate proposal and at the time of the receipt of a complete alternate proposal, the RDA may require additional information and or guarantees from the current option holder based on the option holder's original proposal (RDA) illustrating the project is progressing to construction commencement as presented per the original presentation and subsequent updates by the developer to the RDA.

Should the option holder (developer), fail to provide an adequate guarantee of progress for the proposed development to the RDA, the RDA may terminate the option with a 30-day notice and return a prorated amount of the option fee to the developer.

Appendix-Leasing Agents

Information for the Driftless Apartments:
MSP

The Driftless

Tammy Ross, Regional Manager

323 River Bend Rd

La Crosse, WI 54603

P: (608) 292-8770

F: (715) 430-2462

thedriftless@msphousing.com

Information for the **War Eagle** development:

Red Earth: Lori Fuselier lori@3amigosapartments.com

Information for **RyKey's Lofts at River Point District** (next to the Driftless Apartments on Lot 8):

Jessica Magnusen: jessica@rykeyproperties.com



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0605

Agenda Date: 5/22/2025

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: Status Update

BALANCE SHEET

	Type of Statement:	Co. Prep's			
	Date of Statement:	1/31/2025	2/28/2025	3/31/2025	4/30/2025
ASSETS					
Cash - SB Checking		\$5,000	\$11,632	\$175,924	\$5,100
Cash - SB MM (Operating, UR)		\$1,254,507	\$1,246,717	\$1,084,374	\$889,459
Cash - SB MM Restricted Planning Option Agreement Deposits		\$159,795	\$153,896	\$153,896	\$153,896
Total Current Assets		\$1,419,302	\$1,412,245	\$1,414,194	\$1,048,455
Land - Estimated Value		\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000
Land - 200-206 Causeway Blvd		\$0	\$0	\$0	\$331,697
Note Receivable - Gorman (02/28/2034)		\$300,000	\$300,000	\$300,000	\$300,000
Total Assets		\$8,719,302	\$8,712,245	\$8,714,194	\$8,680,152
LIABILITIES					
Contract Commitment - JBG Project Mgr		\$111,600	\$102,300	\$102,300	\$83,700
Contract Commitment - SEH Phase III Admin		\$104,027	\$104,027	\$90,499	\$67,254
Contract Commitment - SEH Phase IV		\$0	\$0	\$0	\$151,723
Contract Commitment - Chippewa Concrete Phase II		\$534,143	\$534,143	\$0	\$0
Contract Commitment - Integrity Grading and Excavation		\$1,000,140	\$1,000,140	\$1,000,140	\$1,000,140
Total Liabilities		\$1,749,910	\$1,740,610	\$1,192,939	\$1,302,817
Net investment in capital assets		\$7,000,000	\$7,000,000	\$7,000,000	\$7,331,697
Unrestricted Funds		\$1,259,507	\$1,258,349	\$1,260,298	\$894,559
Restricted Funds		\$159,795	\$153,896	\$153,896	\$153,896
Unassigned Funds		(\$1,449,910)	(\$1,440,610)	(\$892,939)	(\$1,002,817)
Net Position		\$6,969,392	\$6,971,635	\$7,521,255	\$7,377,335
Total Liabilities & Net Position		\$8,719,302	\$8,712,245	\$8,714,194	\$8,680,152